SCALE: 1" = 30'

HILLMANN PLACE
LOT 2
3.69 ACRES
PB PL46 PG 245

HILLMANN PLACE
LOT 1
9.16 ACRES
PB PL46 PG 245

PHASE 2

PHASE 3

PHASE 4

PHASE LINE

MATCH LINE

N 89°56'48"W 528.04'

N 89°56'48"W 82.25'

S 1°39'00"W 909.43'

N 1°59'03"E 913.42'

10' UTILITY EASEMENT DEDICATED BY RECORD PLAT

25' BUILDING LINE

112.5' BUILDING LINE (FOR BUILDING HEIGHT OF 42.5')

87.5' BUILDING LINE

40' ACCESS EASEMENT DEDICATED BY RECORD PLAT

20' ACCESS & STORM WATER DETENTION EASEMENT

OWNER: EDWARD A. & BLANCHE ROLWES
QUIT CLAIM DEED RECORDED IN BOOK 4080 PAGE 2146

WALGREENS
9495 MEXICO ROAD
1 STORY BLOCK

HILLMANN FARM PLAZA
1240-1278 BRYAN ROAD
1 STORY BLOCK

OWNER: HILLMANN FARM PLAZA L.L.C.
ASPHALT PARKING LOT
W/ CONCRETE CURB AND GUTTER

BLACKSTONE CORNERS
PLAT BOOK 37 PAGE 35
LOT 1

OWNER: MINNETONKA CAPITOL INVESTMENTS IV L.L.C.
DEED RECORDED IN BOOK 2972 PAGE 1043

FRAN CENTRE
PLAT BOOK 36 PAGE 110
LOT 1
OWNER: DEVELOPMENT LEARNING CENTER INC.

GOVERNOR'S RUN CT.
(25' CONCRETE W/ ROLLBACK CURB - 50' R/W)

OWNER: PHILIP J. & MOLLY A RAGUSKY
DEED RECORDED IN BOOK 1983 PAGE 1062
LOT 176

OWNER: EDWARD L. & PATSY B PILKINGTON JOINT TRUST
DEED RECORDED IN BOOK 3015 PAGE 1042
LOT 175

OWNER: LEAH BLAIR & MICHAEL L WINLAND
DEED RECORDED IN BOOK 4845 PAGE 1655

PAVILION
FF=617.4

FF=619.5

STORMTECH UNDERGROUND DETENTION (SEE DETAILS)

ACCESS & STORM WATER DETENTION ESMT

VERTICAL 18" CMP
TOP=615.19
FL IN=611.69
FL OUT=609.99

POND
WATER LEVEL=611.96
(JUNE 18, 2009)

FL=611.96
8" CMP

15" CMP

RIP RAP
FL=609.08

42" CMP

INLET
TOP=604.74
GUTTER=603.74
FL IN=595.29
FL OUT=595.19

INLET
TOP=604.78
GUTTER=603.78
FL IN=595.88
FL OUT=595.68

MANHOLE
TOP=605.41
FL IN=593.01
FL OUT=592.91

SIDE OPEN INLET
TOP=604.04
OPENING(S)=603.15
FL IN(N)=597.04
FL IN(S)=597.14
FL OUT=596.84

SIDE OPEN INLET
TOP=606.29
OPENING(S)=605.41
FL IN=599.79
FL OUT=599.49

SIDE OPEN INLET/TBM
TOP=610.43
OPENING(E&W)=609.45
FL OUT=604.52

MANHOLE
TOP=608.16
FL=598.96

INLET
TOP=605.57
FL IN=602.37
FL OUT=601.57

INLET
TOP=607.36
FL IN=604.40
FL OUT=604.31

INLET
TOP=614.72
GUTTER=613.72
FL OUT=608.37

MANHOLE
TOP=617.49
FL IN=607.89
FL OUT=607.79

GOVERNOR'S RUN CT.
STORY FRAME
FLOOR=608.63

METAL BUILDING
1 STORY
DIRT FLOOR

S 0°03'12"W
56.01'

CONCRETE FLUME

DUMPSTER ENCLOSURE

BLOCK DUMPSTER ENCLOSURE

4 BIKE SPACES

6'x8' CONCRETE PAD

SIGHT PROOF FENCE

TICKENED CONCRETE SIDEWALK

HEAVY DUTY CONCRETE W/ CURB

STANDARD DUTY CONCRETE W/ CURB

5' CONCRETE SIDEWALK

CONCRETE SIDEWALK

ASPHALT

LANDSCAPE ROCK

LANDSCAPING BLOCKS

BRICK COLUMNS

BACK FLOW PREVENTER

MAILBOX

PLAYGROUND EQUIPMENT

WET AREA

TELEPHONE PEDESTAL

BUSHES

PED XING SIGN

SPEED LIMIT SIGN

STOP SIGN

EXPANSION JOINT

ACCESS EASEMENT DEDICATED BY RECORD PLAT

ACCESSORY BUILDING

12'x20' CONCRETE PAD

RAMP

NO CURB RAMP

END CURB

NO CURB

GAS METER

TRANSFORMER ON CONCRETE/TBM

WV

FH

LS

SS

UE

UT

UTV

SIGN

PLANNING & DEVELOPMENT #1709.03 APPROVED JANUARY 7, 2010

STATE OF MISSOURI
MATTHEW AARON KRIETE
NUMBER PE-2007002811
PROFESSIONAL ENGINEER

MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

SITE PLAN

HILLMANN PLACE

ST. CHARLES COUNTY, O'FALLON, MISSOURI

Surveyed: JP
Drawn: BR
Checked: MK

Engineering Surveys & Services
1113 Fay Street
Columbia, Missouri
573 - 449 - 2646
Missouri Engineering Corporation # 2004005018

Revised
1 JULY 20, 2010
2 AUG 24, 2010
3 OCT 11, 2010

Scale	Date	Job	Sheet
1" = 30'	JUNE 4, 2010	11481	C105

F:\CURRENT\DRAWINGS\JES\11481\SITE PLAN.DWG 10/8/2010